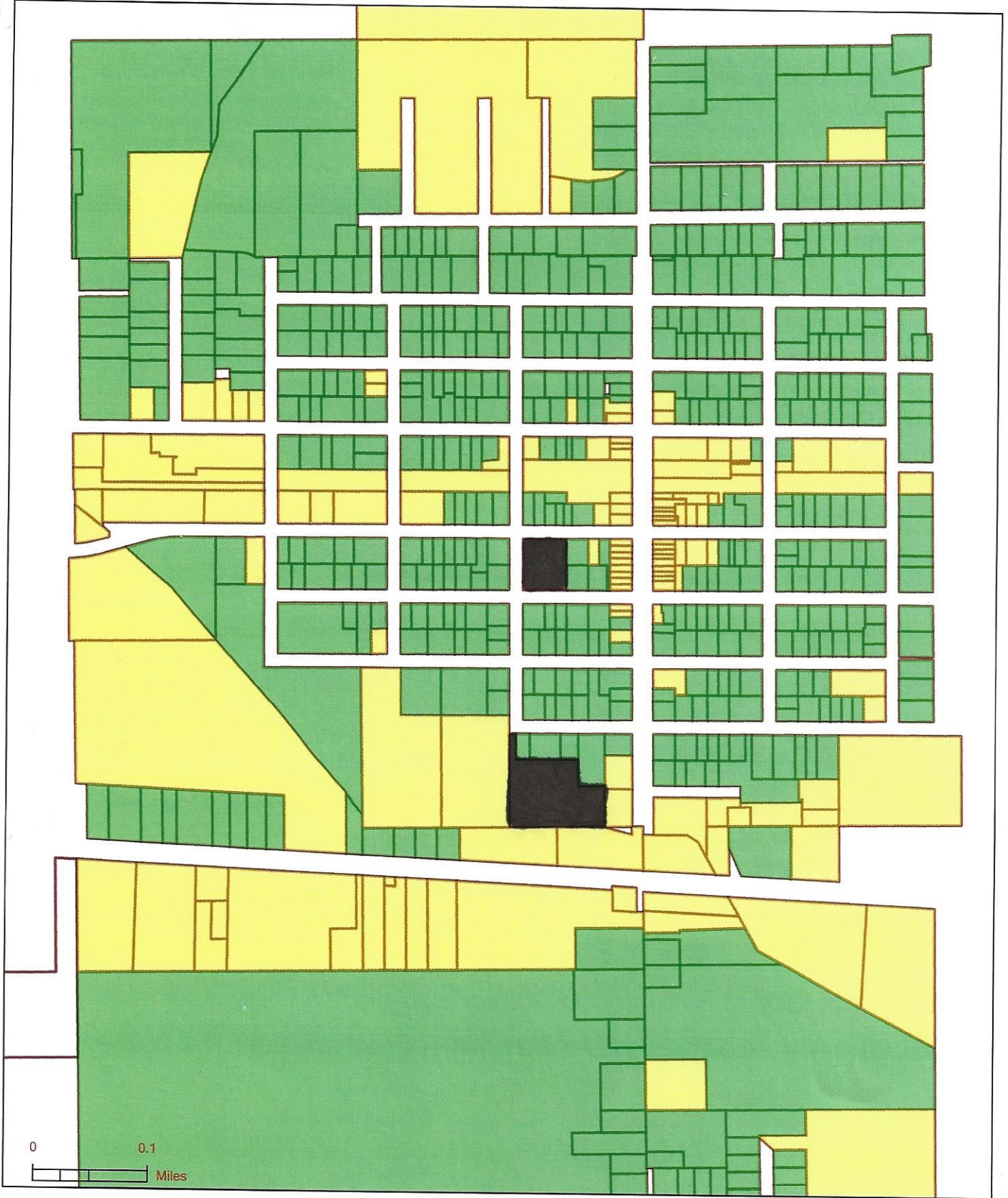


OVID



E.C.F.s for Neighborhood: 001 'RESIDENTIAL'

Residential : 0.840
Town Homes/Duplexes: 0.840
Mobile Homes : 0.840
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 004 'COMMERCIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.880
Industrial Bldgs : 0.780

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 006 'INDUSTRIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.880
Industrial Bldgs : 0.780

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 900 'PERSONAL PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

CITY OF OVID RESIDENTIAL ECF 0.84



Neighborhoods Used: 001 - RESIDENTIAL

125 E OAK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
580-000-021-019-00 03/10/2021 001 401 71,000 11,790
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.75 STORY 60 59,210 114,830 0.516



232 E SECOND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
580-150-006-006-00 02/04/2021 001 401 106,900 11,106
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 95,794 96,688 0.991



223 W CLINTON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
580-000-023-006-00 01/15/2021 001 401 95,000 4,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 90,500 95,436 0.948



135 E FRONT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
580-000-012-004-00 12/07/2020 001 401 74,000 11,572
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 62,428 64,758 0.964
!!MULTI-PARCEL SALE!!



135 E FRONT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
580-000-012-004-01 12/07/2020 001 401 74,000 11,572
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 62,428 64,758 0.964
!!MULTI-PARCEL SALE!!



225 E WILLIAMS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
580-000-001-013-00 11/18/2020 001 401 24,574 6,750
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 50 17,824 69,010 0.258



217 N MAIN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
580-000-003-011-00 11/09/2020 001 401 15,000 4,950
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 11 10,050 21,520 0.467



130 W FRONT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
580-000-013-007-00 11/08/2020 001 401 72,000 3,420
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 55 68,580 69,867 0.982



Neighborhoods Used: 001 - RESIDENTIAL

210 W FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-014-015-00	09/30/2020 001	401	120,000	6,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	53	113,250	112,986	1.002



125 E FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-012-021-01	09/25/2020 001	401	68,800	6,480	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	62,320	63,344	0.984

!!MULTI-PARCEL SALE!!



125 E FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-012-008-00	09/25/2020 001	401	68,800	6,480	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	62,320	63,344	0.984

!!MULTI-PARCEL SALE!!



242 W CLINTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-016-019-00	09/14/2020 001	401	58,500	8,503	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	49,997	71,722	0.697



317 W CLINTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-024-007-00	07/29/2020 001	401	122,400	6,052	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	85	116,348	105,975	1.098



131 W CLINTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-022-004-00	07/23/2020 001	401	94,000	4,920	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	53	89,080	91,086	0.978



215 S MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-021-013-00	03/23/2020 001	401	87,420	8,010	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75 STORY	65	79,410	107,709	0.737



1339 S MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-013-000-115-00	10/23/2019 001	401	118,000	8,248	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	84	109,752	110,684	0.992



Neighborhoods Used: 001 - RESIDENTIAL

702 W WILLIAMS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
580-000-046-015-50	10/16/2019 001	401	62,900	7,440
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	54	55,460	71,827
				E.C.F.
				0.772



224 W PEARL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
580-000-033-015-00	09/26/2019 001	401	60,000	8,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	45	52,000	56,111
				E.C.F.
				0.927



119 W CLINTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
580-000-022-007-00	08/30/2019 001	401	104,352	8,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	55	96,352	120,328
				E.C.F.
				0.801



220 S MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
580-000-022-015-00	07/23/2019 001	401	42,000	4,720
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	37,280	83,583
				E.C.F.
				0.446



143 E HIGH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
580-000-038-001-00	05/10/2019 001	401	108,150	4,640
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	62	103,510	113,547
				E.C.F.
				0.912



235 E OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
580-000-020-011-00	04/30/2019 001	401	99,000	4,720
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	70	94,280	96,713
				E.C.F.
				0.975



215 W HIGH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
580-000-033-005-00	04/05/2019 001	401	76,097	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	72,096	109,661
				E.C.F.
				0.657
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
		1	1	0.657



Neighborhoods Used: 001 - RESIDENTIAL

Single Family Computed Costs by Manual

Table with columns for Style and Computed Costs. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 2 STORY, BILEVEL, DUPLEX, TRILEVEL.

Total Single Family Costs by Manual : 1,975,486
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 1
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with columns for Style and Sale Residual Values. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 2 STORY, BILEVEL, DUPLEX, TRILEVEL.

Total Single Family Sale Residual Values : 1,660,269
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 1
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 23, 2, 26.81, 41.94, 1.101.

Economic Condition Factor Estimates (# of data points)

Table with columns for Style and Economic Condition Factor Estimates. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 2 STORY, BILEVEL, DUPLEX, TRILEVEL.

Single Family E.C.F. : 0.840 (23)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (1)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: 1
Analyze by Style:

CITY OF OVID COMMERCIAL ECF 0.88



Neighborhoods Used: 004.COMMERCIAL

203 S MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
580-000-021-009-00	10/16/2021 004	201	36,400	10,950
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	25450	66333	0.384	



9522 E M-21

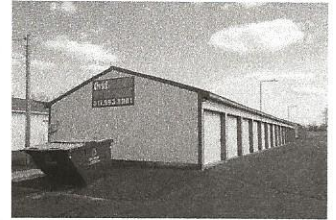
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
580-013-000-040-03	01/08/2021 004	201	865,000	55,302
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	809698	539566	1.501	

!!MULTI-PARCEL SALE!!



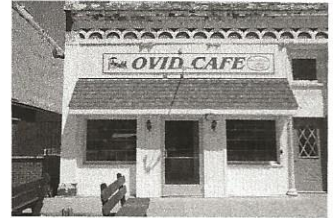
9446 E M-21

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
580-013-000-090-02	04/01/2020 004	201	72,000	15,580
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	56420	269847	0.209	



121 S MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
580-000-018-014-00	03/31/2020 004	201	140,000	3,450
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	136550	160110	0.853	



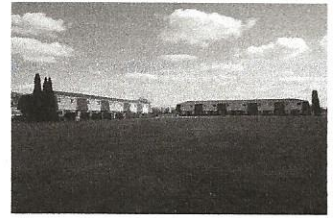
9662 E M-21

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
580-013-000-040-02	03/12/2020 004	201	400,000	223,440
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	176560	199911	0.883	



9430 E M-21

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
580-013-000-071-00	01/02/2020 004	201	400,000	106,560
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	293440	471316	0.623	



Neighborhoods Used: 004.COMMERCIAL

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1 STORY MOD	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.5 STORY MOD	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
2 STORY MOD	0	0	0	0	0	0
BILEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
TRILEVEL	0	0	0	0	0	0
	0	0	0	0	0	0
Total Single Family Costs by Manual :			0			
Total Mobile Home Costs by Manual :			0			
Total Town Home Costs by Manual :			0			
Total Agricultural Costs by Manual :			0			
Total Commercial Costs by Manual :			1,707,082			

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1 STORY MOD	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.5 STORY MOD	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
2 STORY MOD	0	0	0	0	0	0
BILEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
TRILEVEL	0	0	0	0	0	0
	0	0	0	0	0	0
Total Single Family Sale Residual Values :			0			
Total Mobile Home Sale Residual Values :			0			
Total Town Home Sale Residual Values :			0			
Total Agricultural Sale Residual Values :			0			
Total Commercial Sale Residual Values :			1,498,118			

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	1	53.27	64.67	1.570
After Application of E.C.F.s		52.15	63.48	1.557

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1 STORY MOD	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1.25 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1.5 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1.5 STORY MOD	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1.75 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
2 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
2 STORY MOD	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
BILEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
DUPLEX	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
TRILEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
Single Family E.C.F. :			1.000 (0)			
Mobile Home E.C.F. :			1.000 (0)			
Town Home E.C.F. :			1.000 (0)			
Agricultural E.C.F. :			1.000 (0)			
Commercial E.C.F. :			0.878 (6)			

USED 0.88

Settings for this Analysis
Starting Date: 04/01/2019
Ending Date: 11/13/2021
Terms Selected: 1
Analyze by Style:

Unit: 580 - CITY OF OVID
Rates/Values for Neighborhood 001.RESIDENTIAL, Last Edited: 10/12/2021

Frontages:
Frontage 'A': Description: ' ' FF Rate: 100
Standard Frontage: 0 Standard Depth : 119

Unit: 580 - CITY OF OVID
Rates/Values for Neighborhood 002.RURAL RESIDENTIAL, Last Edited: 12/01/2021

Rates for Rate Table 'RURAL RESIDENTIAL', (Acres)
HOMESITE : 26,000
RES LAND : 4,800
WOODS : 4,800
ROW : 0

Unit: 580 - CITY OF OVID
Rates/Values for Neighborhood 003.RURAL AG, Last Edited: 11/29/2021

Rates for Rate Table 'RURAL AG', (Acres)
TILLABLE : 4,800
WOODS : 4,800
ROAD/DRAIN : 0

Unit: 580 - CITY OF OVID
Rates/Values for Neighborhood 004.COMMERCIAL, Last Edited: 12/01/2021

Frontages:
Frontage 'A': Description: 'VILLAGE COMM ' FF Rate: 155
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'VILLAGE COMMERCIAL', (Acres)
BLDG SITE : 31,500
COMM ACREAGE : 18,000

Unit: 580 - CITY OF OVID
Rates/Values for Neighborhood 044.INDUST, Last Edited: 12/01/2021

Frontages:
Frontage 'A': Description: ' ' FF Rate: 155
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'VILL IND', (Acres)
BLDG SITE : 31,500
IND ACREAGE : 18,000

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

2022 Vacant Ag Land Sales Analysis- City of Ovid

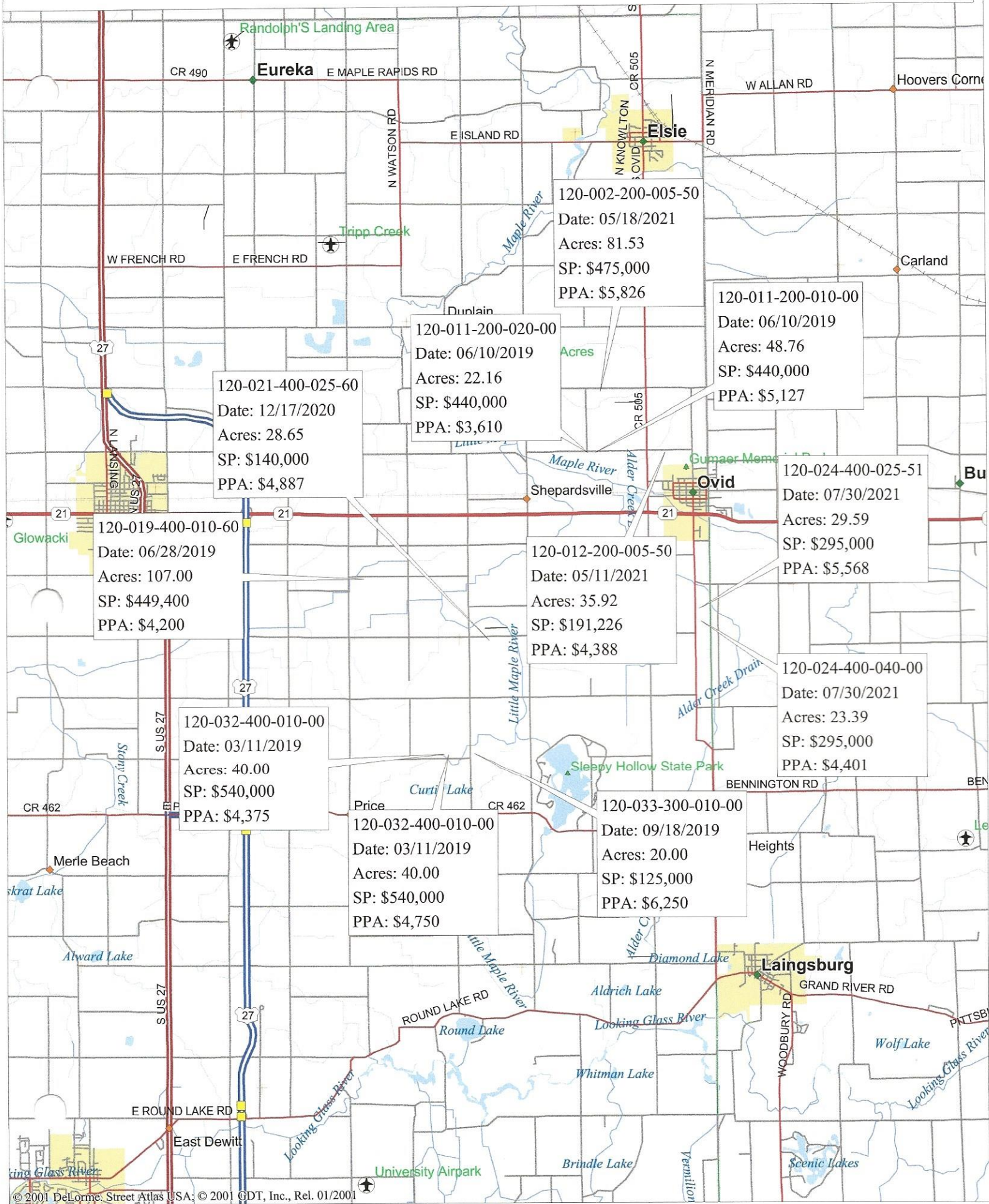
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual
120-002-200-005-50	E KINLEY RD	05/18/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$190,600	40.13	\$475,000
120-011-200-010-00	E WALKER RD	06/10/19	\$440,000	WD	03-ARM'S LENGTH	\$250,000	\$122,600	49.04	\$250,000
120-011-200-020-00	E WALKER RD	06/10/19	\$440,000	WD	03-ARM'S LENGTH	\$80,000	\$55,400	69.25	\$80,000
120-012-200-005-50	E WALKER RD	05/11/21	\$191,226	WD	03-ARM'S LENGTH	\$157,626	\$78,500	49.80	\$157,626
120-019-400-010-60	E TOWNSEND RD	06/28/19	\$449,400	WD	03-ARM'S LENGTH	\$449,400	\$274,300	61.04	\$449,400
120-021-400-025-60	E PARKS RD	12/17/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$83,900	59.93	\$140,000
120-024-400-025-51	S MERIDIAN RD	07/30/21	\$295,000	WD	03-ARM'S LENGTH	\$164,761	\$69,800	42.36	\$164,761
120-024-400-040-00	S MERIDIAN RD	07/30/21	\$295,000	WD	03-ARM'S LENGTH	\$130,239	\$69,800	53.59	\$130,239
120-032-400-010-00	E CENTERLINE RD	03/11/19	\$540,000	WD	03-ARM'S LENGTH	\$190,000	\$92,800	48.84	\$190,000
120-032-400-010-00	E CENTERLINE RD	03/11/19	\$540,000	WD	03-ARM'S LENGTH	\$350,000	\$92,800	26.51	\$350,000
120-033-300-010-00	4783 S ST CLAIR R	09/18/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,100	34.48	\$125,000
Totals:						\$2,512,026	\$1,173,600	46.72	\$2,512,026
						Sale. Ratio =>	Std. Dev. =>	12.39	

Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale	Class
\$381,144	81.53	81.53	\$5,826	5310807		102
\$245,226	48.76	48.76	\$5,127	5280191		102
\$110,756	22.16	22.16	\$3,610	5280191		102
\$156,960	35.92	35.92	\$4,388	5309848		102
\$548,500	107.00	107.00	\$4,200	5280884		102
\$132,720	28.65	28.65	\$4,887	5302951		102
\$139,632	29.59	29.59	\$5,568	5316375	120-024-400-040-00	102
\$139,632	29.59	23.39	\$4,401	5316375	120-024-400-025-51	102
\$189,050	40.00	40.00	\$4,750	5276966	120-032-400-005-00	102
\$447,760	80.00	40.00	\$4,375	5276966	120-032-400-005-00	102
\$86,200	20.00	20.00	\$6,250			102
\$2,577,580	523.20	477.00				

Average per FF=> Average per Net Acre=> 4,801.27 per SqFt=>

Used: \$4,800

2022 Ovid City Vacant Ag Land Sales

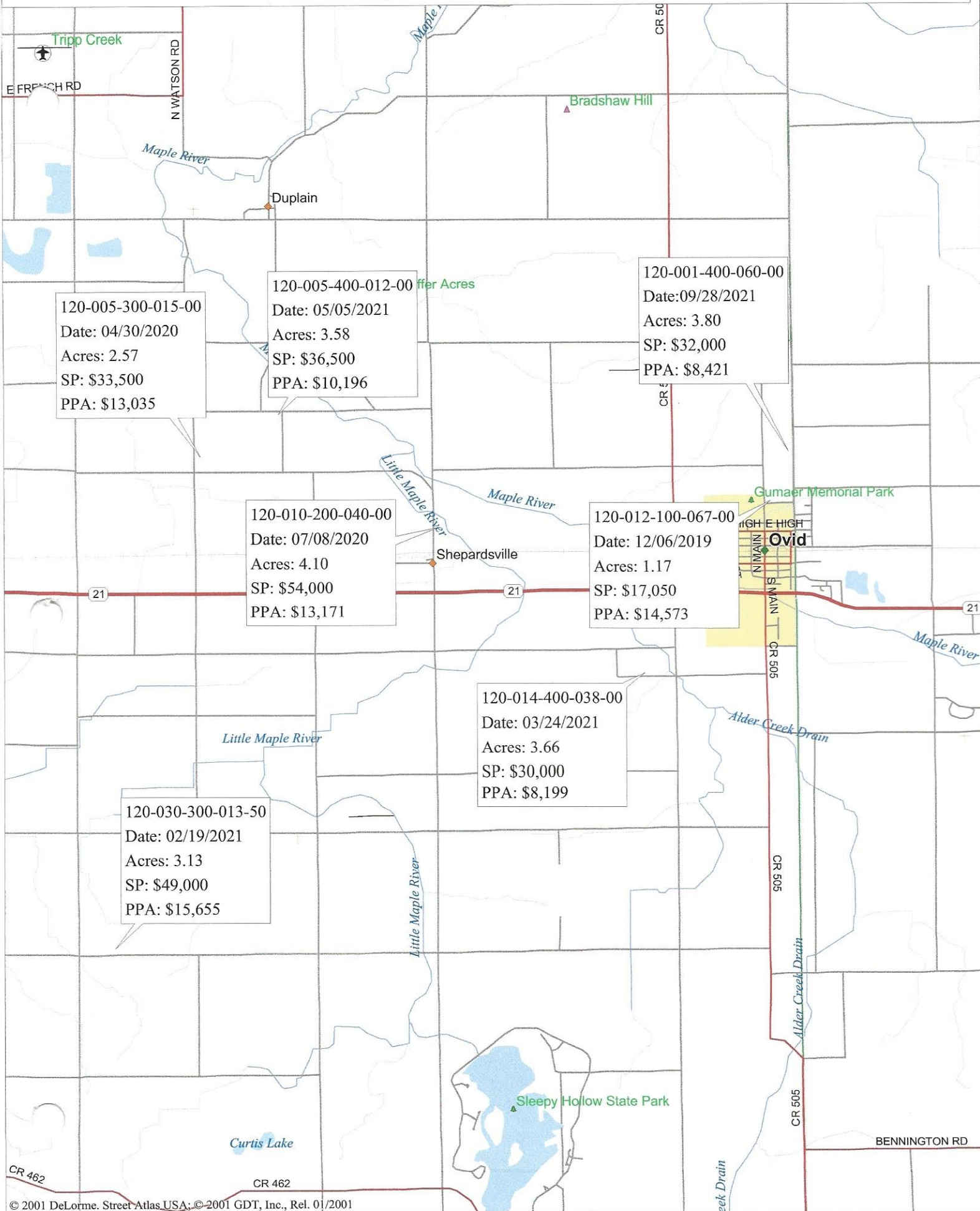


2022 City of Ovid Rural Residential Lot Sales Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Total Acres	Dollars/Acre	1 Acre Lot Value	Liber/Page
120-001-400-060-00	N MERIDIAN RD	09/28/21	\$32,000	WD	03-ARM'S LENGTH	3.80	\$8,421	\$18,560	5315917
120-005-400-012-00	2475 N HARMON RD	05/05/21	\$36,500	WD	03-ARM'S LENGTH	3.58	\$10,196	\$24,116	5309884
120-014-400-038-00	E WOODWORTH RD	03/24/21	\$30,000	WD	03-ARM'S LENGTH	3.66	\$8,199	\$17,232	5307412
120-030-300-013-50	4035 E TAFT RD	02/19/21	\$49,000	WD	03-ARM'S LENGTH	3.13	\$15,655	\$38,776	5305747
120-010-200-040-00	1683 N SHEPARDSVILI	07/08/20	\$54,000	WD	03-ARM'S LENGTH	4.10	\$13,171	\$39,120	5295006
120-005-300-015-00	N WATSON RD	04/30/20	\$33,500	WD	03-ARM'S LENGTH	2.57	\$13,035	\$25,964	5292210
120-012-100-067-00	E SECOND ST	12/06/19	\$17,050	WD	03-ARM'S LENGTH	1.17	\$14,573	\$16,234	5287095
Totals:						22.01		\$252,050	
								\$25,715	

Used: \$26,000

2022 Ovid City Rural Residential Lot Sales



120-005-300-015-00
 Date: 04/30/2020
 Acres: 2.57
 SP: \$33,500
 PPA: \$13,035

120-005-400-012-00
 Date: 05/05/2021
 Acres: 3.58
 SP: \$36,500
 PPA: \$10,196

120-001-400-060-00
 Date: 09/28/2021
 Acres: 3.80
 SP: \$32,000
 PPA: \$8,421

120-010-200-040-00
 Date: 07/08/2020
 Acres: 4.10
 SP: \$54,000
 PPA: \$13,171

120-012-100-067-00
 Date: 12/06/2019
 Acres: 1.17
 SP: \$17,050
 PPA: \$14,573

120-014-400-038-00
 Date: 03/24/2021
 Acres: 3.66
 SP: \$30,000
 PPA: \$8,199

120-030-300-013-50
 Date: 02/19/2021
 Acres: 3.13
 SP: \$49,000
 PPA: \$15,655

2022 Commercial & Industrial Vacant Land Sale Analysis - City of Ovid

City Lots - Per Front Foot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. S	Cur. Apprai
580-000-008-012-00	W WILLIAMS ST	7/25/2018	80000	WD	03-ARM'S I	21500	21100	98.13953	19723
580-000-044-030-00	304 W FRONT ST	7/25/2018	80000	WD	03-ARM'S I	80000	32100	40.125	63705
580-000-021-009-00	203 S MAIN ST	10/16/2021	36400	WD	03-ARM'S I	36400	25200	69.23077	64016
580-000-008-018-00	N MAIN ST	7/25/2018	80000	WD	03-ARM'S I	5000	2600	52	7500
580-000-008-019-00	125 N MAIN ST	7/25/2018	80000	WD	03-ARM'S I	60000	37300	62.16667	76948
580-000-008-017-00	N MAIN ST	7/25/2018	80000	WD	03-ARM'S I	4000	1900	47.5	7500
580-013-000-035-00	9790 E M-21	3/28/2018	54900	WD	03-ARM'S I	54900	20800	37.88707	52503
580-000-018-014-00	121 S MAIN ST	3/31/2020	140000	LC	03-ARM'S I	140000	63200	45.14286	136341
Totals:						401800	204200		428236
						Sale. Ratio =>		50.82113	
						Std. Dev. =>		19.90279	

Main Road - Per Acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. S	Cur. Apprai
580-110-008-015-01	615 N MAIN ST	7/20/2018	65000	WD	03-ARM'S I	65000	32100	49.38462	65868
580-013-000-071-00	9430 E M-21	1/2/2020	400000	LC	03-ARM'S I	400000	232900	58.225	63950
580-013-000-040-02	9662 E M-21	3/12/2020	400000	LC	03-ARM'S I	400000	189600	47.4	389366
580-013-000-010-00	9595 E M-21	11/28/2018	305000	WD	03-ARM'S I	305000	118900	38.98361	253699
580-013-000-040-01	9536 E M-21	1/23/2017	183710	WD	03-ARM'S I	183710	64800	35.27298	179379
Totals:						1353710	638300		952262
						Sale. Ratio =>		47.1519	
						Std. Dev. =>		9.042361	

Additional Acres - Per Acre

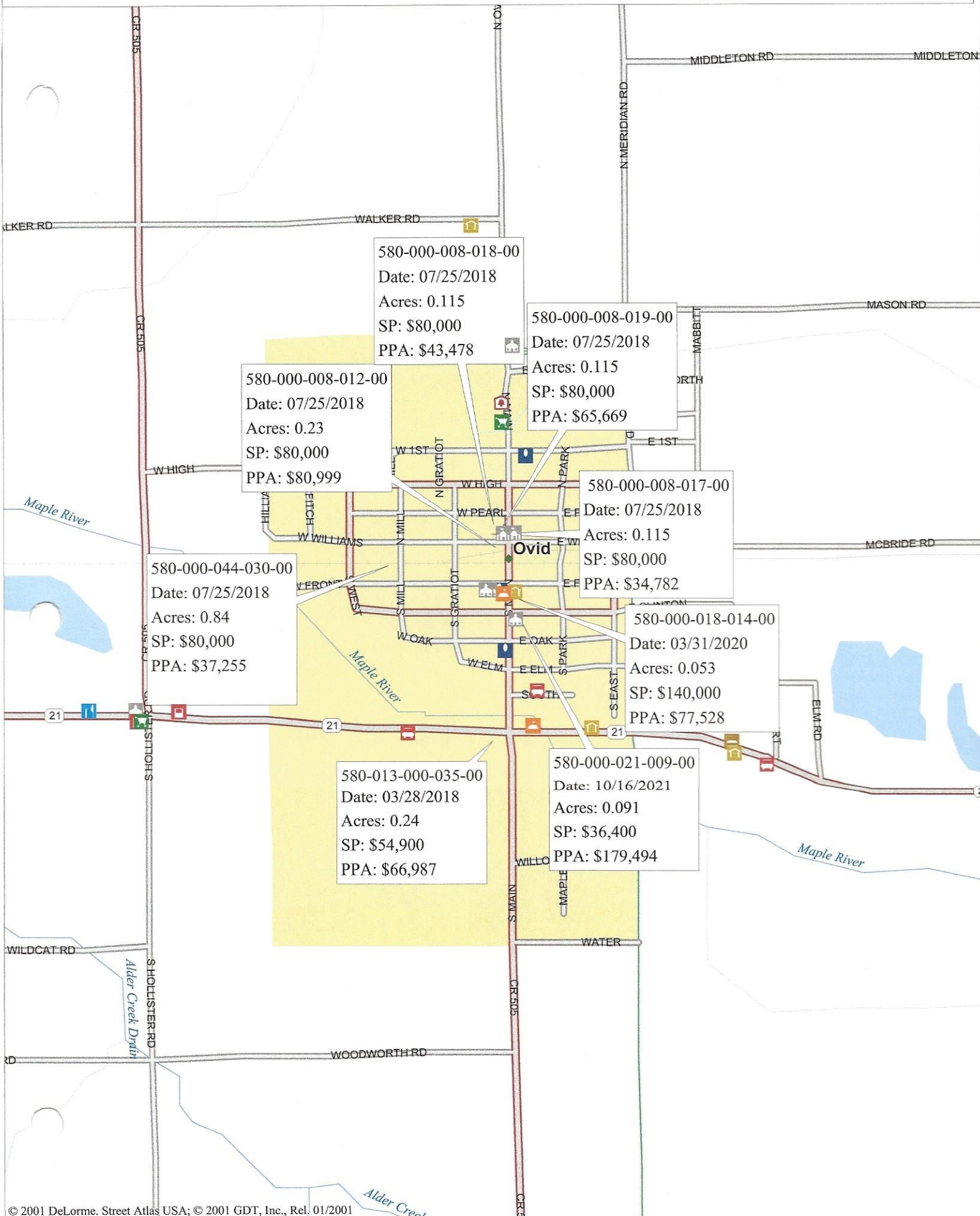
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. S	Cur. Apprai
580-110-008-015-01	615 N MAIN ST	7/20/2018	65000	WD	03-ARM'S I	65000	32100	49.38462	65868
580-013-000-071-00	9430 E M-21	1/2/2020	400000	LC	03-ARM'S I	400000	232900	58.225	63950
580-013-000-040-02	9662 E M-21	3/12/2020	400000	LC	03-ARM'S I	400000	189600	47.4	389366
Totals:						865000	454600		519184
						Sale. Ratio =>		52.55491	
						Std. Dev. =>		5.762981	

Land Resid	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Liber/Page
9277	7500	100	100	0.115	0.23	92.77	80669.57	1.851918393	5269395
31295	15000	150	251	0.84	0.84	208.63333	37255.95	0.85527898	5269395
16334	10950	126	46	0.091	0.091	129.63492	179494.51	4.120626848	5316887
5000	7500	35	100	0.115	0.08	142.85714	43478.26	0.998123528	5269395
7552	7500	50	100	0.115	0.115	151.04	65669.57	1.507565776	5269395
4000	7500	25	100	0.115	0.057	160	34782.61	0.798498822	5269395
16077	13680	95	110	0.24	0.24	169.23158	66987.50	1.537821396	5265024
4109	3450	23	100	0.053	0.053	178.65217	77528.30	1.77980491	5290892
93644	73080	604		1.684	1.706				
Average				Average			Average		
per FF=>	\$155.04			per Net Acre=>	55608.076		per SqFt=>	1.276585767	
	Used: \$155								

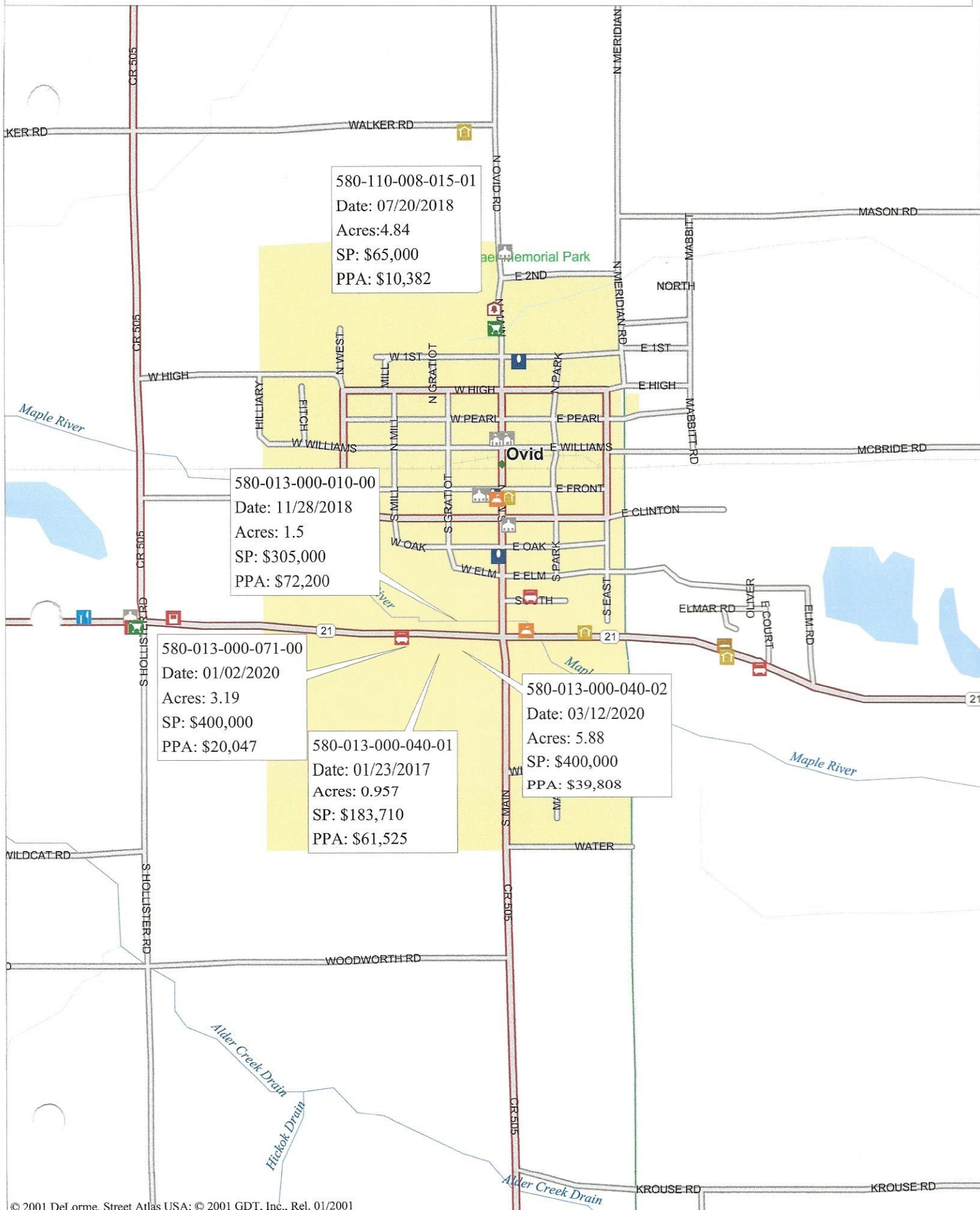
Land Resid	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Liber/Page
50250	47600	261	500	4.84	4.84	192.52874	10382.23	0.238343237	5269332
63950	63950	275	483	3.19	3.19	232.54545	20047.02	0.460216298	5287999
234074	223440	786	409	5.88	5.88	297.80407	39808.50	0.913877489	5291341
108301	57000	199	432	1.5	1.5	544.22613	72200.67	1.657499235	5273914
58880	54549	100	417	0.957	0.957	588.8	61525.60	1.412433444	5250061
515455	446539	1621		16.367	16.367				
Average				Average			Average		
per FF=>	317.98581			per Net Acre=>	\$31,493.55		per SqFt=>	0.722992518	
				Used:	\$31,500				

Land Resid	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Liber/Page
18750	47600	261	500	4.84	3.84	71.83908	3873.97	0.088934044	5269332
32450	63950	275	483	3.19	2.19	118	10172.41	0.233526487	5287999
202574	223440	786	409	5.88	4.88	257.72774	34451.36	0.790894411	5291341
253774	334990	1322		13.91	10.91				
Average				Average			Average		
per FF=>	191.96218			per Net Acre=>	\$18,244.00		per SqFt=>	0.418824544	
				Used:	\$18,000				

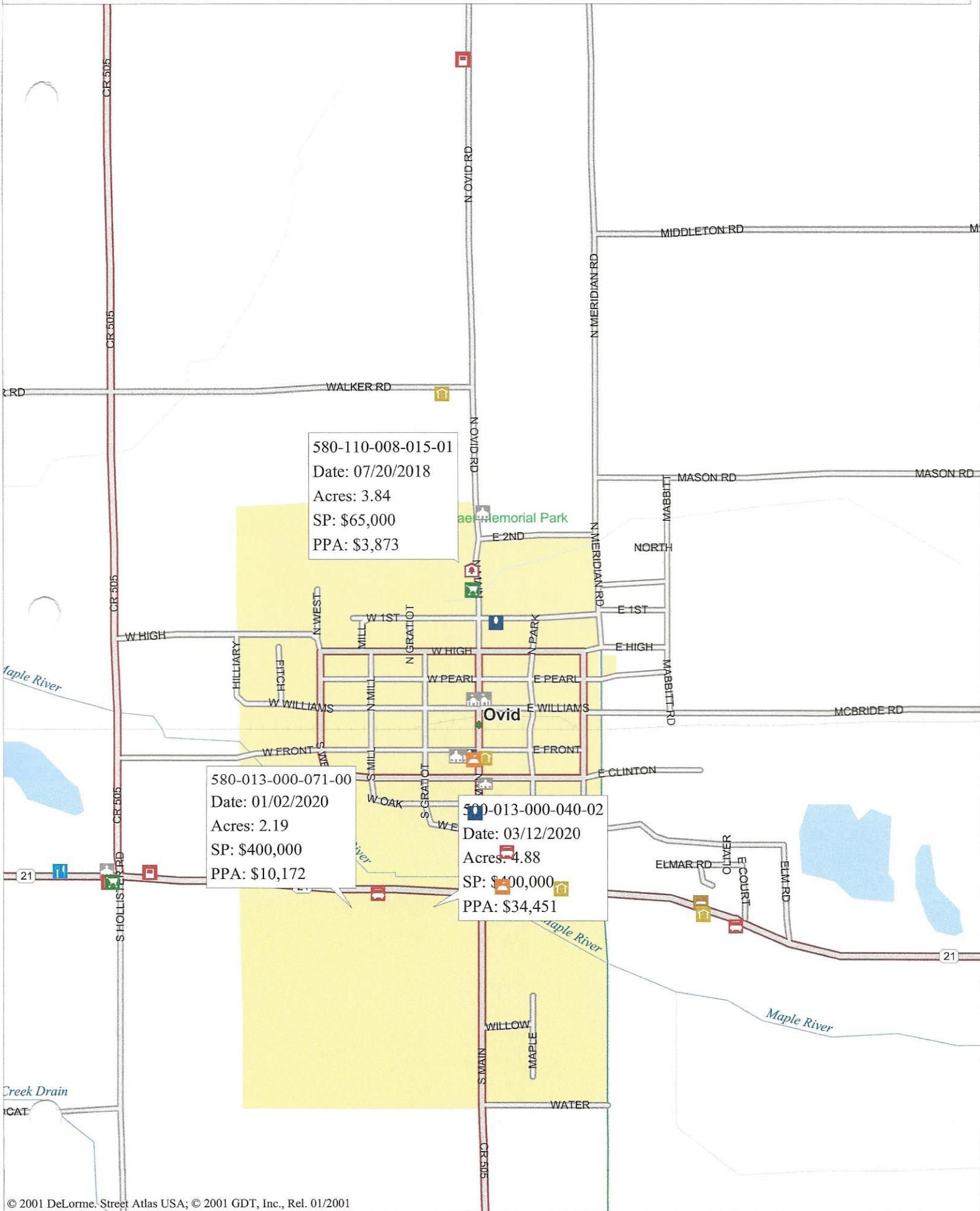
2022 Ovid City Comm & Indust Vacant Land Sales City Lots



2022 Ovid City Comm & Indust Vacant Land Sales Main Rd



2022 Ovid City Comm & Indust Vacant Land Sales Add Acres



2022 Industrial ECF Analysis- City of Ovid - Based on Clinton County Study

Parcel No.	Sale Date	Adj Sale Price	Time Adj	Adj Sale Price	Land Value	Bldg Residual	Manual Cost	ECF
010-035-300-010-52	12/7/2020	175,000	1.000	175,000	47,866	127,134	129,178	0.984
300-490-121-006-00	12/14/2020	130,000	1.000	130,000	10,987	119,013	149,902	0.794
150-036-200-010-10	7/10/2020	9,250,000	1.000	9,250,000	866,136	8,383,864	10,823,245	0.775
300-004-300-080-00	10/15/2018	1,600,000	1.040	1,664,000	181,457	1,482,543	1,830,764	0.810
300-490-103-005-00	12/27/2017	270,000	1.080	291,600	48,799	242,801	326,193	0.744
300-004-300-071-50	3/24/2017	900,000	1.080	972,000	146,816	825,184	1,159,362	0.712
150-035-100-015-03	2/17/2017	199,441	1.080	215,396	90,313	125,083	190,719	0.656
150-035-400-010-60	11/3/2016	445,833	1.120	499,333	130,939	368,394	497,589	0.740

11,674,016 15,106,952 0.77276

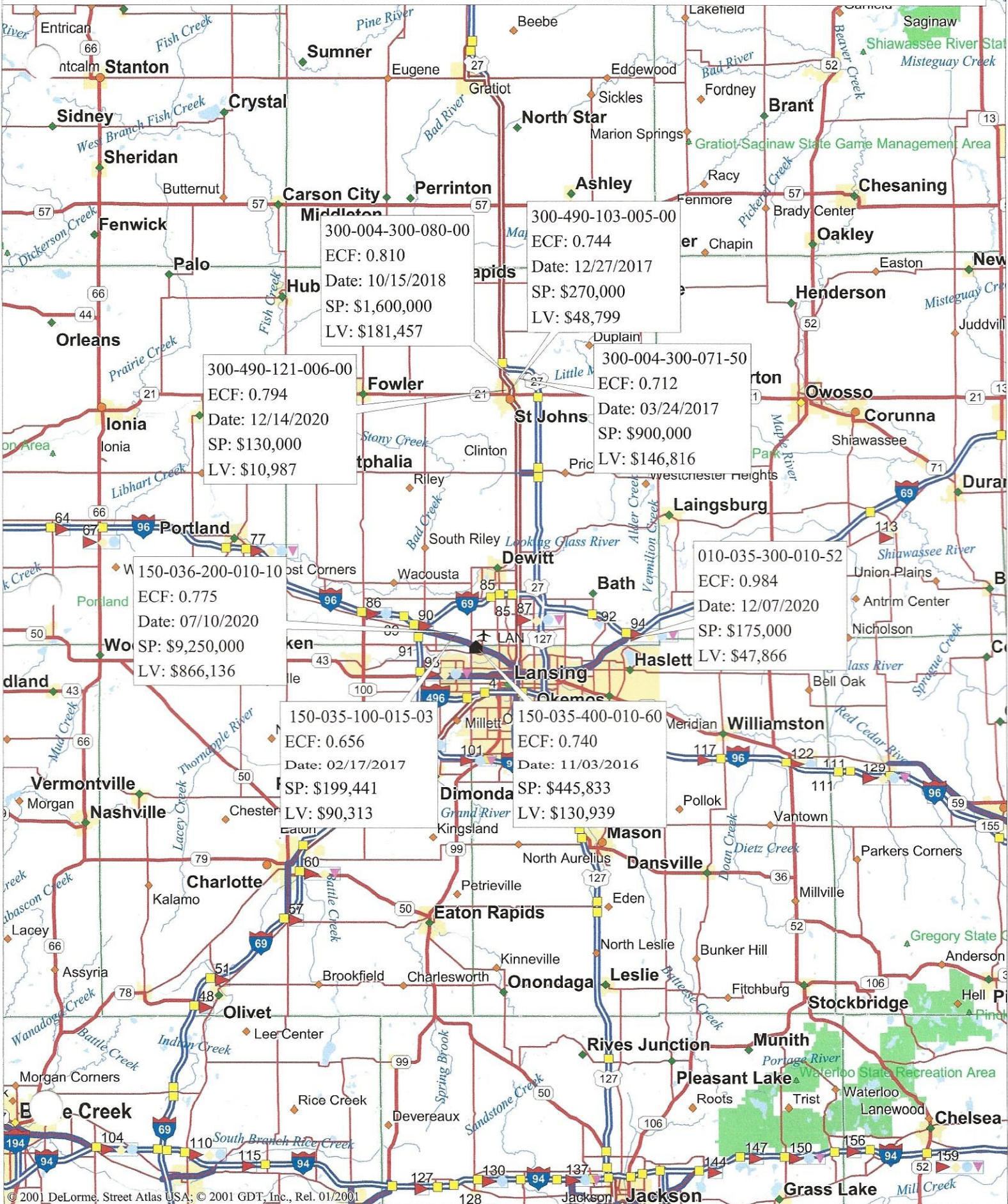
AVG

0.77686

Used:

0.78

2022 Ovid City Industrial ECF



2022 City of Ovid Residential Lot Sales Analysis
Price Per Front Foot

Page Number	Parcel Number	Doc Num	Instr	Date	Transfer	Seller	Buyer	Class	Acres	Sale Price	FF	Price FF
	78-022-60-071-004-00		wd	13-04-17				402	0.29	10000	100	\$100.00
56	121-000-012-006-00	5229379	wd	11-Jun-15	yes	Ackels, B	Fender, G	402	0.172	5,000	50	\$100.00
138	121-000-039-017-00	5221058	wd	30-Oct-14	yes	VanGiesd	Miller, S	402	0.411	12,000	100	\$120.00
	580-000-001-006-00	5284862	wd	15-Oct-19	yes	Workmar	Lupu	401	0.13	6,200	50	\$124.00
	580-150-006-003-01	5283962	wd	18-Sep-19	yes	Dawson	Demello	402	0.446	8,500	115	\$73.91
	580-150-006-003-01	5302440	wd	14-Dec-20	yes	Demello	Vincent	402	0.446	9,500	115	\$82.61
	061-150-002-004-00	5315770	wd	17-Sep-21	yes	Watson	Tyrel	402	0.452	12,000	110	\$109.09
										63200	640	

Price Per Sf **\$98.75**
Average Price Per Sf **\$101.37**
Used: **\$100.00**

2022 Ovid City Residential Lot Sales

